	\$ 26°54′34″ E 120.65′	PLAT 1.D. # 040117
SITE LOCATION NTS	BLK 2, NCB 19071 TRES CINCU, UNIT 1, SUBDIVISION (VOL 9200, PG 212-214) LOT 16 LOT 15 LOT 14 BLK 2, NCB 19071 TRES CINCU, UNIT 1, SUBDIVISION (VOL 9200, PG 212-214) LOT 16 LOT 15 LOT 14 BLK 2, NCB 19071 TRES CINCU, UNIT 1, SUBDIVISION (VOL 9200, PG 212-214) LOT 16 LOT 16 LOT 15 LOT 14 BLK 2, NCB 19071 TRES CINCU, UNIT 1, SUBDIVISION (VOL 9200, PG 212-214) LOT 16 LOT 16 LOT 15 LOT 19 LOT 19 LOT 19 LOT 6 PS 10 10 10 10 10 10 10 10 10 10 10 10 10	OWNER/DEVELOPER NORTHWEST DEVELOPMENT JOINT VENTURE 11124 WURZBACH ROAD, SUITE 200 SAN ANTONIO TX 78230 PHONE 210-690-0707 FAX 210-690-4840 LDT 2
STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TRES CINCO, UNIT-1, SUBDIVISION, WHICH IS RECORDED IN VOLUME 9200, PAGE 212-214, BEXAR COUNTY PLAT AND DEED RECORDS. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I(WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT. OWNER	LOT 1 BLOCK 6 N.C.B. 19075 TRES CINCO, UNIT 1, SUBDIVISION	O3 DEC 10 Market Report
SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF, LOT NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:	"NOTE: ALL OF LOT 1, BLOCK 6, IS HEREBY DESIGNATED AS A DRAINAGE EASEMENT AND NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THE LOT UNTIL THE DRAINAGE EASEMENTHAS BEEN REMOVED OR LIMITS REVISED BY REPLATTEING IN ACCORDANCE WITH THE SIBDIVISIONS REGULATIONS." **BY REPLATTEING IN ACCORDANCE WITH THE SIBDIVISIONS REGULATIONS."	SCALE: 1" = 160'
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: FISHER ENGINEERING, INC. REGISTERED PROFESSIONAL LAND SURVEYOR	PREVIOUS PAGE 21	AREA BEING REPLATTED THROUGH LONG PUBLIC HEARING EA BEING REPLATTED IS LOT 1, BLOCK 6, N.C.B. 19075, WHICH HAS BEEN USLY PLATTED AS TRES CINCO, UNIT-1, SUBDIVISION, VOLUME 9200, 12-214, AS RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS 20TH OF OCT. 1981.
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. LICENSED PROFESSIONAL ENGINEER N 89°56′38″ W 20.0 STATE OF TEXAS COUNTY OF BEXAR	UNPLATTED UNPLATTED UNPLATTED UNPLATTED RIGHT-IN THE EASEME 'UTILIT INSTALL' PATROL PIPELIN TOGETH LAND TOTAL PARTOL PIPELIN TOGETH LAND TOTAL PARTOL PIPELIN TOTAL PARTOL PA	TY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS INT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", 'Y EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF LING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, LING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, WES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES HER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED HE WITHIN SAID EASEMENT AREAS, ANY CPS MONETARY LOSS RESULTING FROM CATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT,
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. DWNER DULY AUTHORIZED AGENT	DUE TO THE GROUND THIS P ELECTR DTHER DESCRI STATE COUNTY	GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ELEVATION ALTERATION. LAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE BED BELOW: OF TEXAS OF BEXAR
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF	A CERTAIN 16.18 ACRE TRACT OF LAND, PREVIOUSLY BEING ALL OF LOT 1, BLOCK 6, N.C.B. 19075, AT TRES CINCO, UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9200, PAGE 212-214, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 3.29 ACRE TRACT OF LAND OUT OF A 332.834 ACRES TRACT OF LAND, AND TO BE KNOWN AS LOTS 1-56, BLOCK 7, N.C.B. 19075, BRAUN DAKS UNIT 8, SAN ANTONIO, BEXAR COUNTY TEXAS. FISHER BY1.	CLERK, BEXAR COUNTY, TEXAS

PLAT I.D. # 040117 NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR ROW. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. NOTES REPLAT & SUBDIVISION PLAT ESTABLISHING WASTEWATER EDU NOTE 1. IRON PINS FOUND OR SET AT ALL CORNERS. **BRAUN OAKS UNIT 8** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING 2. DYNER TO COMPLY WITH UDC #35-512 REQUIREMENT UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE TO STREETSCAPE PLANTING STANDARDS DURING THE UNDER THE PLAT I.D. NUMBER ISSUED BY THE CITY BUILDING PERMIT PROCESS, PLANTING STANDARDS OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT A CERTAIN 16:18 ACRE TRACT OF LAND, PREVIOUSLY BEING ALL OF LOT 1, BLOCK 6, N.C.B. 19075, AT TRES CINCO, UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9200, PAGE 212-214, OF DURING THE BUILDING PERMIT PROCESS. THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 3.29 ACRE TRACT OF LAND OUT OF A 332,834 ACRES TRACT OF LAND, AND TO BE KNOWN AS LOTS 1-56, BLOCK 7, N.C.B. 19075, S 26°54'34" E 120.65' BRAUN DAKS UNIT 8, SAN ANTONIO, BEXAR COUNTY TEXAS. LOT 17 SITE LOCATION NTS BLK 2, NCB 19071 THIS PLAT OF BRAUN DAKS UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF TRES CINCO, UNIT 1, SUBDIVISION THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH (VOL 9200, PG 212-214) COMMISSION. LOT 16 DATED THIS____ DAY OF LOT 10 LOT 7 LUT 14 LOT 13 LDT 12 LOT 11 LOT 15 LOT 5 声N 89°45′19′ E 594.38 LUT 4 CHAIRMAN LOT 3 SECRETARY rat s 145' DRAINAGE ROW LOT 1 BEARING SYSYEM BASED ON NAD-83 STATE PLANE COORDINATE SYSTEM. S 89°45′19" V 685.90′ AL CATY ESM'T BLOCK 7, N.C.B. 19075 NUMBER DELTA ANGLE RADIUS ' ARC LENGTH ' 878.30 515.06 33*35/59" rol sig 28°18'47" 629.14 310.89 17*22'14" 629.14 190.74 N78, 133.00 23.56 90°00'00' 15.00 14' GAS, ELEC, TELE PRIVATE DRAINAGE EST T OWNER/DEVELOPER I B CHTHESUT / 3/29 31.15.03. 733.30 399,33 3 60,71 62.53 65.00 DETENTION BASIN 14 N 26.48.32 S 89*45'19" W 48B.66' 25.00 31.05 71°09′39′ STREET "A" TO LOT 20 NORTHWEST DEVELOPMENT JOINT VENTURE 49.09 112*30'49' 25.00 11124 WURZBACH ROAD, SUITE 200 数量段 50.0' R.O.W. 26*39'40' 613.30 285.38 S 89°45′19'' W 405,00' SAN ANTONIO TX 78230 18°58'49' 563,30 186,60 PHONE 210-690-0707 · A17,78 (18.46) C10 94*00'23 25.00 20 BODE SETBACK FAX 210-690-4840 39.27 BLOCK 7, N.C.B.\ 19075 90°00′00′ 150.18 54°18′53″ 10.00 9,48 C15 198°37′46 50.00 173.34 C13 9.48 C14 54°18′53′ 10.00 & CATY ESM'T 39.27 C15 90*00'00' 25.00 120.06 61181 LOT 18 9.48 91.69 C16 54°18'53" 10.00 80,004 150,00, 173.34 50.00 C17 198*37'46" 54°18′53′ 9.48 C18 10.00 39.27 C19 90,00,00, N 89945'19" 97,23 74°16′40″ 75.00 C50 CS1 74°16′40″ 125.00 162.05 799.14 34.98 02*30'30' 254.95 C53 19*29'56' 749.14 25.00 37.75 C24 86°31'18' C25 54*18/53" 10.00 9,48 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM C26 288*37'46' 50.00 251.88 > (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND C27 54*18/53" 10.00 9.48 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES 37.75 C58 86°31′18′ 25.00 IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS CS9 799.14 139.95 10.05.03. EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", 35°13′17′′ 76.84 'UTILITY EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, 35°13′17′′ 175.00 107.58 N 89°45′19″ PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, 51 107.50 130.19 PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT 120.00 107 20 AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND 95.00' TO BLDG SETBACK 35.65' N 89°45'19" E 238.52' NUMBER DIRECTION IDISTANCE RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES \$ 86.41.49" E 27.78 N 68°32'09" W OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE 134.28 WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED N 68°32'09" W AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE N 89'45'19" E 239.79" LOT SO PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, X = 2076942.734DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED Y = 13741087.67420' BLDG SETBACK TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR BLOCK 7. N.C.B. 19075 NAD-83 STATE PLANE COORDINATES GROUND ELEVATION ALTERATION, THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE 725 BLDG SETBACK DESCRIBED BELOW S 89°34'15' W 556.97' STATE OF TEXAS N 89*56'38" W 14 GAS, ELEC, TELE 00°25′45" Ε 3.00' COUNTY OF BEXAR N 89*56'38" V 20:00'-& CATY ESN'T BRAUN ROAD _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY 86.0' R.O.W. N 00°02'27" V CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY DFFICE, ON THE ___ A. D. 20___ AT____M, AND DULY RECORDED THE ___ DAY OF A. D. 20 ___AT ___M. IN THE RECORDS OF_ OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF_ X = 2075370.9043.00' ROW DEDICATED ALONG BRAUN ROAD TO CITY OF SAN Y = 13741068.388DEPUTY FISHER NAD-83 STATE PLANE (0.045 AC, 1964,27 SQ, FT.) COUNTY CLERK, BEXAR COUNTY, TEXAS ENGINEERING, INC. COORDINATES 11825 RADIUM DRIVE SAN ANTONIO, TEXAS 78216

PROJECT NO. 03-064

(210) 306-9991

DATE: 12/18/03

SHEET 2 OF 2

1998 OCT -4 PN 2: 34 DEPT. OF PLANNING CURRENT PLANNING DIVISION BRAUN OAKS SUBDIVISION NOTE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN PROPERTY IS OUTSIDE THE CITY LIMITS. WATER SUPPLY-CITY WATER BOARD ZONING IS NOT APPLICABLE PROPOSED USE - SINGLE FAMILY RESIDENTIAL SEWER DISPOSAL-CITY OF SAN ANTONIO PHASE I - BRAUN OAKS UNIT 3 REPRESENTS LIMITS OF UNIT 3 GAS& ELEC.-CITY PUBLIC SERVICE PHASE II - REMAINDER OF PROPERTY Subdivision Unit 2 - Proposed Camino Bandera Subdivision Unit 7 OMNI INTEREST Unplatted Camino Bandera. Subdivison Unit 4 (Vol. 9507, Pg. 183) Location Map EXISTING TRES CINCO UNIT 1 Scale: 1"=100' 100 93E ~ M.LO.65,00 H 80 80E ~ M.02,90,00 H Times of x & -BOUNDARY OF BRAUN OAKS SUB'D-Unplatted TRES CINCO SUB'D. UNIT 1A FINESILVER MANUFACTURING March 19,1985 Job No. 1619.50 VRP# 04-12-040



City of San Antonio New Vested Rights Permit APPLICATION

Permit File: # <u>04-12-04-</u> Assigned by city staff	Date: 12/4/03
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I. All applicable information on application must be legibly printed or typed for processing. <u>If application is completed on behalf of the property owner please attach power of attorney or letter of agent.</u>
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.
Note: All Applications must have a Site Map showing the Area Boundary (Attached).
Owner/Agent: Northwest Development, Venture Phone: 690-0707 Fax:
<u>690-4840</u>
Address: 11/24 WURZBACH Rd., Ste. 200 SANANTONIO, TX Zip code: 78230
Engineer/Surveyor: Fisher Engineering, Inc. Phone: 308-9991 Fax: 308-6/48
Address: 11825 RADIUM SANANTONIO, TX Zip code: 78216
1. Name of Project: BRAUN Oaks Unit 8
2. Site location or address of Project: Braun Road @ Tozel Road
3. Council District 7 ETJ Over Edward's Aquifer Recharge? () yes 💢 no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
Apploximately 36 Respondial - Single FAMILY
Lots. Streets, Utilities
5. What is the date the applicant claims rights vested for this Project? 4/15/1985
6. What, if any, construction or related actions have taken place on the property since that date?

7. By what means does the applican	t claim rights vested for th	nis Project? Pleas	se specify all that
may be applicable. • PERMIT			
- FERINII	1		/A
Type of Permit:	Date of	Application:	N/A
Type of Permit: Permit Number: Expiration Date: N/A	Date issued:/	<u>/</u> A	
Expiration Date: N/A	Acreage: <i>N/A</i>	-	-
 MASTER DEVELOPMENT 			
accepted <u>prior to September 1, 1997</u> are subje the development rights ordinance (9/25/97) a for the POADP acceptance date.	ect to permit right conditions wi and projects submitted <u>after Sep</u>	ithin 18 months from <u>stember 1, 1997</u> are su	ibject to 18 months
Name: <u>BRAUN C</u> Date accepted: <u>4/15/1985</u>	PAKS	# 175	/
Date accepted: <u>4/15/1985</u>	Expiration Date: <u>10/15/8</u>	9MDP Size:	acres
• P.U.D. PLAN	7 7		
Name:		# N/	'A
Date accepted: N/A		π	/ !
Plat Application			•
Plat Name: BRALLAL Oaks 1	1-8 74	1117	1/10
Plat Name: <u>BRAUN Oaks (</u> Date submitted: <u>14/14/03</u>	1 D Plat # 07 0	Acrea	ge: /6./0
Pate submitted: 14/14/15	Expiration Date:	171703	
Note: Plat must be approved within 18	months of application sub-	mittal date).	
Approved Plat			
Plat Name:	Plat #	Acreage:	Annroval
Plat recording Date:			
Note: If plat is not recorded within 3 y	ears of plat approval permi	t rights will expire	<i>e)</i> .
Other	og From Plann		
Coopy of Plat Applie	of FROM PLANN	SED BRAUNG	7.8- 11-0
OTE: Filing a knowingly false statem	POSED BRAIN OAKS UN	IT 8 SUPERIMI	POSED OVER AREA
nder §37.02 and §37.10 of the Texas 1	ent on this accument, or at Penal Code: nunishable as a	<u>ry attachea aocun</u> 1 state iail felony l	nent, is a crime P
jail and fine of up to \$10,000.		. State fair felons t	oy up to two years
hereby certify that all information this	Application and the attached	d documents is tru	e and correct and
at it is my belief the property owner is	entitled to Vested Rights for	r this Project	
rint name: JERRY W. SHIH	Signature:	Lev. Sma	
worn to and subscribed before me by in the year	JERRY W. Smit	on thi	is
Ween in the year	703 to certify which wi	these my hand and	seal of office



Permit File # 04-12-040

Notary Public, State of Texas

	Notary Fublic, State of Texas		
City of San Antonio use			
Permit File: # 09-12-04-0 Assigned by city staff	Date:		
Approved	☐ Disapproved		
Review By:	Date: 12/16/03		
Comments: 4 4-15	- B5 as shown on A.D. P # 174 for		
Appeared P.O.	A.D. P# 174 for		
- Ant B			

TRANSMITTAL LETTER		
PROJECT: Braun Oaks Unit 8		
TO: City of San Antonia		

PLAT I.D. NO: 040117

PROJECT NO: FEI # 03-064

DATE: 12/6/2003

City of San Antonio Development Services 1901 S. Alamo, 2nd Floor IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US IMMEDIATELY.

ATTN: PLANNING - MICHAEL HERRERA

WE TRANSIMIT: () HEREWITH

FOR YOUR: () APPROVAL () DISTRIBUTION () INFORMATION () REVIEW AND COMMENTS () RECORDS () USE

COPIES DESCRIPTION	
1	Copy of Plat Information Sheet
1	Copy of POADP Log from Planning Dept.
1	Copy of POADP
1	Check # 000398 payable to the City of SA for \$160.00 – review fee for vested rights permit
1	ORIGINAL VESTED RIGHTS PERMIT APPLICATION

REQUIRED:	****MICHAEL, THIS	S THE ONE YOU A	ND I	- 1
SPOKE ABOUT BY I	PHONE ON 11/19/03. YOU T	OLD ME TO SEND T	HISTO 9	
	AND YOU WOULD HANDL			
CALL ME. THANKS	•			
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			and the	Royal Pisca
			ನ	
				7

GINNY GRAYGOR Ext. 214



Fisher Engineering, Inc.
Civil Engineers and Surveyors

City of San Antonio Development Services Subdivision Section

PLAT INFORMATION

Subdivision Section	·	Q_{i}/Q_{i}	117
Date Submitted: $\frac{12\sqrt{11/03}}{2}$	Plat ID Nur	nber: <u> </u>	
Plat Name: BRAUN OAKS	S UNIT 8		
Owner/Agent: NORTHWEST DEVE	lopient Venture Pho	ne: <u>690-0707</u> Fax:_	690-4840
Address: ///24 Wulzbach		<u> </u>	de: <u>7823</u> 0
Engineer/Surveyor: FISHER EN	gineering INC. Pho	ne: <u>308-999/</u> Fax:_	308-6148
Address: 11825 RADIUA	y SA.TX	Zip cod	le: 78216
			_
*Will this project be used in conjunction v		_	
YES, please note that higher standards have been adoptolication of the Tax Increment Financing (TIF) and Rei (D) 207-7881. (Indicate "TIF" with Project Name on	avestment Zone Guidelines and Crit	eria, please call the Neighborhood	Action Department at
ACKGROUND			
1. ☐ DIRECTOR -OR- ☐ PLANNIN			
2. Plat is associated with the development POADP/MDP: Y/N Name_	it of a: Blaun Oaks	# 114 Date Approve	d: 4/15/85
PUD: Y/N Name	N/A	# N/A Date Approve	' /' A
3. All Specific Uses Proposed: RESIL	DENTIAL LOTS	(restaurant, day care, wa	arehouse, etc.)
 -	Map Grid <u>547 B5</u>	School District NORTHS IT	oe ISD
5. Water Service: Saws Well	Other Utility (name)	N/A	
	c Other Utility (name)	N/A	
	if new application is in proces		
8. San Antonio City Limits Yes		ds Aquifer Recharge zone?	Yes No
10. Previous/existing land fill?	No 11. Flood	plain?	Yes No
LATTED AREA	•		
Streets Public Private	total acreage 2.88	Linear Ft 2, 308	
Parks Public Private	total acreage	-	Bala
	1.1.		
EES (please refer to the current fee sched	iuie)		
	Major Minor	Base fee:	\$ 625.00
	Acres Lots		358400
Single-Family	9.18 58.56	x <u>64.00</u> per lot =	·
Non-Single Family		x per acre = x per acre =	
Private Streets, Common Area, Easements & Other (NSF acreage fe	e)	A por noro	Ψ
Drainage, Conservation, landscape esmts	4.52 -	exempt if Permeable	
Open Space, Parks, greenbelt esm	A 00	or pay NSF fee)	
Right-of-Way	2.88 Exempt		
TOTAL	(acres*) (lots)		./.
	, ,	Replat PH	\$ 460.00
		Notification fee	\$
* Total acreage as it appears on the plat		Variance Deferral	\$
	·	Detellat	Ф
	☐ Amending		\$

Plat Tracking System

Plat #:	Plat Name:	Agency:	
2004000117		AVIA - Aviation Department	*
Select Option	n:		
Planning Comis	ssion/Recordation - 260	Search	

Planning Comission

ID#04011

Plat Application

Plat Nbr:	2004000117	Plat Name:	BRAUN OAKS U-8
		Owner Agency:	CURRENT PLANNING
POADP Nbr:	000174	POADP Name:	BRAUN OAKS
Application Date:	12-12-2003	Expiration Date:	12-11-2005
Type (replat, vacate,):	SUBDIVISION PLAT	Deferred (Y/N):	
Major/Minor(1,2):	MAJOR		

X/Y Coordinates:	X:	111111	Y:	222222	X:		Y:
(1st. Set Required)	X:	0	Y:	0	X:		Y:
Loc Desc:	547/B	5 FMB				@	
	CCD-7					ယ	71-7
						Ç	() 1

					17. T. J.
	Status Date:		Plat Active:	YES	
YES	Town Codes:	•	County Code:	重	(C)
Space:		Over or Adja	cent to Landfill:	2: 24 20	088
charge Zone:	NO	Wit	hin Flood Plain:	YES	
ervice:	SAN ANTONIO WATER SYSTEM		Sewer Service:	ANTONIO	
Street:	Public:	2308.00	Private:	.00	
	< Ado	led>	< Vacat	ted>	
a Type:	Lots	Acres	Lots	Acres	
Family:	56	8.78		.00	
Family:		.00		.00	
cation:		.00		.00	
	YES t/Open Space: charge Zone: ervice: street: Type: amily: amily:	YES Town Codes: t/Open Space: charge Zone: SAN ANTONIO WATER SYSTEM Street: Public: < Add a Type: Lots Family: 56 Family: 56	YES Town Codes: : t/Open Space: NO Over or Adjace charge Zone: NO With Ervice: SAN ANTONIO WATER SYSTEM Street: Public: 2308.00 Added> a Type: Lots Acres Amily: 56 8.78 Amily:	YES Town Codes: County Code: t/Open Space: NO Over or Adjacent to Landfill: charge Zone: SAN ANTONIO WATER SYSTEM Street: Public: 2308.00 Private:	YES Town Codes: County Code: t/Open Space: NO Over or Adjacent to Landfill: NO charge Zone: NO Within Flood Plain: YES service: SAN ANTONIO WATER SYSTEM Sewer Service: SAN ANTONIO WATER SYSTEM Street: Public: 2308.00 Private: .00 AType: Lots Acres Lots Acres Family: 56 8.78 .00 Family: 56 8.78 .00 Family: 100 .00 .00

00000001	Owner			
Name Code:		Name Type:	Phone: 210-690-0707	Ext:
Business:				

- 1				MDP / F	MDP / POADP/ PUD PLAN & Subdivision Plat HISTORY	& Subdivision P	lat HISTORY
MDP/ POADP#	P.U.D. REF. #	PLAT NO.#	MDP/ POADP/ PLAT NAME	PUD Name	MDP / POADP PUD Date Accepted	MDP / POADP Exp.Date	PLAT APPR. DATE by Planning Comm.
174			Braun Oaks		4/15/1985	10/15/1986	
٠,		830268	Braun Oaks Subd. Unit 2		17 407 47 00	101101100	0/1//1092
-		125058	Braun Station #24 T of 23				2/14/1703
		05050					7/31/1985
		850565	Braun Caks Unit 3				10/30/1985
		77.1098	Braun Oaks Swim Club Subd.				5/21/1986
		860183	Braun Oaks Subd. Unit 4				5/28/1986
		860183	Braun Oaks Unit 4				5/28/1086
		940034	Braun Oaks Unit 5		-		0/12/1005
		940036	Braun Oaks Unit 7				0/27/1005
						_	7/2//1990

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ENGINEER/ DEVELOPER	City	City limits Aquifer	Acres	MDP / POADP/ PUD Landuse	PUD Gated?	STREET PUBLIC OR	No. # LOTS IN PLAN	LIN/FID STREETS IN PLAN		
pe Dawson	yes	no	?	residential				S.A.	93 UC 17 PM 12:	Š ₹

NORTHWEST DEVELOPMENT JOINT VENTURE

11124 Wurzbach Road, #200 San Antonio, Texas 78230-2440

(210) 690-0707

PAY ONE HUNDRED SIXTY AND NO/100

TO THE ORDER OF

City of San Antonio

000398

Broadway National Bank San Antonio, Texas DATE 12/10/03

DOLLARS \$ 160,00

SC-607-3 PRINTED IN U.S.A.

NORTHWEST DEVELOPMENT JOINT VENTURE, 11124 Wurzbach Road, #200, San Antonio, TX 78230-2440

PROJECT: Braun Oaks Unit 8	PROJECT NO: FEI # 03-064
	DATE: 12//S/2003
TO: City of San Antonio Development Services 1901 S. Alamo, 2 nd Floor	IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US DIMEDIATELY.
ATTN: PLANNING – MICHAEL H	ERRERA Vested Rights Permit
WE TRANSIMIT: () HEREWITH	ERRERA Vested lights Permit # 04-12-040
EOD VOUD	
FOR YOUR: () APPROVAL (() REVIEW AND CO) DISTRIBUTION () EXFORMATION DISTRIBUTION () RECORDS () USE
() REVIEW AND CC	OMMENTS () RECORDS () USE
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() REVIEW AND CO	DESCRIPTION plat DESCRIPTION plat
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GINNY GRAYGOR Ext. 214



Fisher Engineering, Inc.
Civil Engineers and Surveyors

11825 Radium Dr. - San Antonio, Texas -(210) 308-9991